# PROCEEDINGS OF THE COMMON COUNCIL IN REGULAR SESSION TUESDAY , JUNE 28 , 19 88

# CITY OF FORT WAYNE, INDIANA JOURNAL OF THE PROCEEDINGS OF THE COMMON COUNCIL

THE COMMON COUNCIL OF THE CITY OF FORT WAYNE MET IN THE
COUNCIL CHAMBERS Tuesday EVENING June 28 , 1988 ,
IN Regular SESSION. PRESIDENT Thomas C. Henry
IN THE CHAIR, COUNCIL ATTORNEY Stanley A. Levine , AND
Sandra E. Kennedy CLERK, AT THE DESK, PRESENT THE
FOLLOWING MEMBERSVIZ:
BRADBURY P , BURNS P , GIAQUINTA P , HENRY Mosent , LONG P , REDD P , SCHMIDT P , STIER Mosent , TALARICO P , ABSENT: COUNCILMEMBER:
THE MINUTES OF THE LAST REGULAR June 14 , 19 88
SPECIAL , 19 ,
SESSION HAVING BEEN DELIVERED TO THE COUNCIL, WERE, ON MOTION,
APPROVED AND PUBLISHED.

### CERTIFICATE

I hereby certify that I am the duly elected, acting a	nd
incumbent City Clerk of Fort Wayne, Indiana and as such the cus	todian
of the records of the Common Council of said City and that the	above
and foregoing is the true, full and complete record of the proc	eedings
of the Common Council of the City of Fort Wayne, Indiana for it	S
Regular Session, held on Tuesday	
theday of,	19_88,
that the numbered ordinances and resolutions shown therein were	duly
adopted by said Common Council on said date and were presented	by me
to the Mayor of the City of Fort Wayne and were signed and appro	oved
or disapproved by said Mayor as and on the dates shown as to each	ch
such ordinance and resolution respectively; and that all such	
records, proceedings, ordinances, and resolutions remain on file	and
record in my office.	
WITNESS my hand and the official seal of the City of H	Fort
Wayne, Indiana, this day of,	19



# The City of Fort Wayne

16 June 1988

#### COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the City of Fort Wayne City-County Building One Main Street Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946.) The proposed ordinance is designated as:

Bill No. Z-88-03-21

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this 16th day of June 1988.

Robert Hutner Secretary

TRADES (AND COUNCIL) 2

### FACT SHEET

Z-88-03-21

BILL NUMBER

Other

Hold

Do not pass

## Division of Community Development & Planning

APPROVAL DEADLINE REASON BRIEF TITLE Zoning Ordinance Amendment From RA to R-1 RECOMMENDATIONS POSITIONS DETAILS Specific Location and/or Address Sponsor City Plan Commission Property is generally located south of State Blvd., East of Reed Road and North of Madiera Drive. Area Affected City Wide Reason for Project Other Areas Downzoning Applicants/ Applicant(s) **Proponents** Statewood Park Association City Department Other Groups or Individuals Discussion (Including relationship to other Council actions) Opponents Elmer & Betty Zimmerman Richard Whitemore March 21, 1988 - Public Hearing Louis & Carol Diller Basis of Opposition See Attached Minutes of Meeting -area has changed and certain properties included in the request are no longer suitab for R-1 designation 28 March 1988 - Business Meeting Staff Motion was made and seconded to return X For Against Recommendation the ordinance to the Common Council with DO PASS recommendation as perfected: Reason Against Exclude the following tracts of land: the 71/2 acre Zimmerman tract the 2½ acre Walker tract; and, Board or By the 21/2 acre Witwer tract Commission Recommendation X For Against Motion carried. No Action Taken Of the seven (7) members present six (6) For with revisions to conditions voted in favor of the motion (1) did not (See Details column for conditions vote. This ordinance has been held until NOTE: Pass CITY COUNCIL the petitioner could supply the **ACTIONS** Pass (as staff with an amended legal (For Council amended) reflecting the conditions of the use only) Council Sub. Commission.

LS		POLICY/PROGR	AM IMPACT .
		Policy or Program Change	No Yes
		Operational Impact Assessment	
		(This	space for further discussion)
Project Start	Date 14 De	cember 1987	
Projected Completion or Occupancy	Date 16 Ju	ne 1988	
Fact Sheet Prepared by Patricia Biancaniello	Date 16 Ju	ne 1988	
Reviewed by  Lacy Dactes  Reference or Case Number	Date 6/21/2	8	

#### 2. Public Hearing on Zoning Map Amendments

a. Change of Zone #323 From R-A to R-1 Generally located south of East State Blvd., east of Reed Road and north of Madiera Drive.

Walter Niblick, President of the Statewood Park Neighborhood Association appeared before the Commission. Mr. Niblick stated they were requesting the downzoning in order to maintain

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the integrity of the neighborhood. He stated that they are being encroached upon in the area by apartment buildings. He stated that they have had a rise in vandalism.

Mike Tippman, an area resident stated that he has lived in the area for 15 years and was in favor of restricting the area to R-1 zoning. He stated that he was a City Policeman and has seen what apartment developments encroaching into single family residential areas does as well as the possibility of homes in the area being duplexed or multi-family developed. He stated that he believed this type of encroachment did cause deterioration of single family neighborhood.

Ray McIntosh, 5405 Forest Avenue, stated he agreed with the prior to speakers that maintaining the integrity of the addition is important. He stated he felt it was important to zone to R-1 to keep multi-family and duplexes out of the addition.

Philip Larmore, attorney, representing William and Mary Walker. He stated that he wanted to speak in opposition to the downzoning of the real estate that the Walkers own and were not opposed to the petition for the other properties. He stated the Walkers did not sign the petition to downzone and do not wish to have their property included in the downzoning. He stated that the Walkers own a portion of the property included in the downzoning which is not platted. He stated that they own the south 2 1/2 acres. He stated that this property is not a part of the Statewood He stated that the reason they do not want the Subdivision. downzoning is that since 1970 the Walkers have had a special use permit, which was granted in 1970 by the Fort Wayne Board of Zoning Appeals which allowed them to change their non-conforming dog kennel to a conforming use. He stated that the Walkers run a very fine operation known as K-9 Ranch Kennels. He stated that there has been a kennel operation on this property since 1945. He stated that the Walkers acquired the business in 1969 and shortly afterwards received the BZA special use variance. He stated that the special use creates certain proprietary and zoning rights which are only to be tampered with if compensation is paid to the owner. He stated that he had spoken with David Wright, Plan Commission attorney, and he agreed with him that for the property of the Walkers, who did not join in the petition to be rezoned from RA to R1 might very likely jeopardize their special use permit, in which they have a significant investment and cause them a great deal of monetary damages. He stated they both agreed that this is the kind of thing that some Courts have held that constituted taking without compensation. He stated that there was a situation in California where a property was upzoned contrary to the wishes of the owner and it was held that this was a taking of without just compensation and violating the 14th Amendment. He stated that they would ask that the Walkers property be exempt from the rezoning, since they believe and the Plan Commission attorney believes that it might interfere with their special use permit and the business that they operate there.

Angie Derheimer questioned if there were any long range plans for the entire 12.5 acres, of which the Walkers own 2.5, that is unplatted which might also constitute a reason why they would not want to downzone.

Mr. Larmore stated he could not address that, he could only speak for the portion of the unplatted area that the Walkers own.

Elmer Zimmerman, 1920 Reed Road, stated that he owned 7.5 acres of the 12.5 acres of unplatted area that is not a part of the Statewood Park Association but had been included in the requested downzoning. He stated that he was in opposition to the request. He presented a letter to the Commission in which he stated that the downzoning of the acreage appears to be an unfair infringement of their rights as property owners. He stated that this unplatted 12.5 acres has never been a part of the State Neighborhood Association. He concluded by requesting that the Plan Commission consider excluding this acreage from the Statewood petition.

Richard Whitemore, 1823 Berkley Avenue appeared before the Commission. Mr. Whitemore stated that he owned the 2.5 acres between Mr. Walker and Mr. Zimmerman. He stated that his name was on the petition that was circulated to downzone. He stated however that he was under the impression that the petition was for only Statewood Park. He stated that he was opposed to the zoning of the unplatted 2.5 acres of his property.

Louis & Carol Diller, 4908 E. State Street appeared in opposition before the Commission. Mr. Diller stated that they did not feel that E. State in this area was still conducive for R-1 residential. He stated that they had spoken with Carl O'Neal and had been informed that 26,000 cars per day E. State. He stated he did not feel that this State Street area should be zoned R-1.

Betty Zimmerman, 1920 Reed Road, spoke in opposition to the request. She stated that she was reinforcing the opposition of her husband. She stated she did not feel that they have always been on the best of terms with the Statewood Neighborhood

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Association and that their property was an asset to the area.

Carol Thomas, 4820 E. State Bl, appeared before the Commission in opposition. She stated that E. State Boulevard has changed drastically. She stated that the traffic is tremendous. She stated that the rezoning for the residents on State Street is not appropriate.

In rebuttal, Mr. Niblick stated that he would like to respond to the residents of the unplatted 12.5 acres. Mr. Niblick stated if they did not get a chance to see the petition it was not intentional. He stated that he could understand why they did not feel like being a part of the association. He stated on the original legal description that was presented to the staff this property was not included. He stated that he had to work with the staff to have a legal description that closed and would square off the boundaries of the request. He stated they want in no way to cause any problems with the activities that go on with the K-9 Ranch, or with Mr. Zimmerman's property. He stated that they have no desire to interfere with what is being done on those properties presently. He stated however that these properties could change hands or be sold and then could be developed into multi-family development.

John Shoaff stated he was of the understanding that the Association did not object to the 12.5 acres remaining RA but would in all probability object to certain uses allowed in RA zoning.

Mr. Niblick stated that was correct.

John Shoaff questioned what Mr. Niblick's opinion was on not including the property along State because of the changes that have taken place along State Street.

Mr. Niblick stated that he felt if you did not include the properties fronting on State Street, they could go to multi-dwellings which would probably mean parking in the rear of the properties which is now yard. He stated they would be definitely opposed to that.

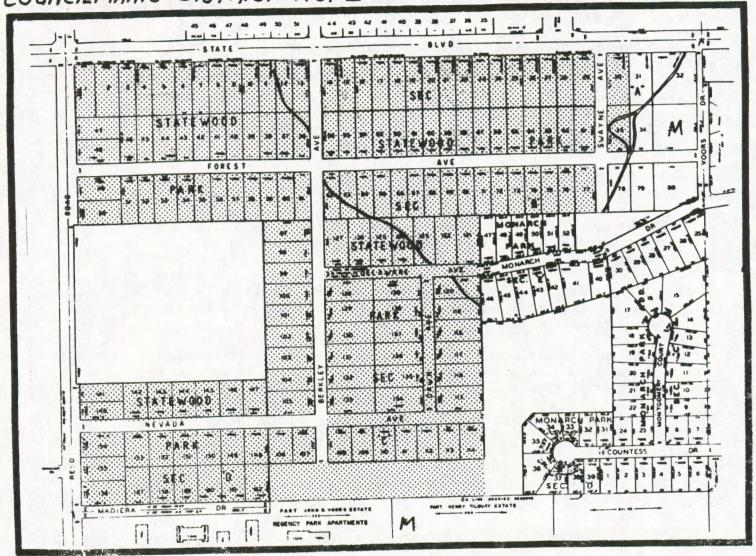
Ross Cater, 4832 E. State Street, stated he was in opposition. He stated that he wanted to know if certain lots could be excluded from this request. He stated that he would like to taken out since he did not want his property to be rezoned.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING
THE DESCRIBED PROPERTY FROM A RA DISTRICT TO A RI DISTRICT.

MAP NO. T-14

COUNCILMANIC DISTRICT NO. 2



### ZONING:

RA RESIDENCE'A'

## LAND USE:

SINGLE FAMILY

M MULTI-FAMILY



#### RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on March 22, 1988 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated Bill No. Z-88-03-21; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on March 21, 1988.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resoluton adopted at the meeting of the Fort Wayne City Plan Commission held March 28, 1988.

Certified and signed this 16th day of June 1988.

Robert Hutner Secretary Lowell E. Snyder, agent for the Statewood Park Association, requests a change of zone from RA to R-1.

Generally located south of State Blvd., east Location:

of Reed Road, and north of Madiera Drive.

See File Legal:

Approximately 72.2 Acres Land Area:

RA Zoning:

Single Family Residential North R-1 Surroundings:

> South RA Residential & Open

Single Family Residential East RA POD / RA Office and Residential West

Reason for Request: Downzoning

Neighborhood Assoc.: Statewood Park Association

No comment received. Landscape:

Neighborhood Plan: No comment.

Comprehensive Plan: The General Land Use Policies of

Comprehensive Plan state that rezoning and development proposals should be compatible with existing and planned land uses and should not establish an undesirable precedent in the area to be developed. The goal in the Middle Ring, where this request is located, is to maintain investments and prevent deterioration in existing neighborhoods. Residential downzonings evidence neighborhood

stabilization.

#### Planning Staff Discussion:

The Plan Commission and the staff have always had the utmost concern with the preservation of property values and residential integrity. Sound planning include these items, along with the evaluation of the existing character of the area and its uses.

The area of this petition has predominately single family residential uses, with very few exceptions. Single family uses are also located directly north, with multi-family uses to the One of Fort Wayne's major Professional Office Districts is located to the west, at the intersection of State Blvd. and Reed Road.

The existing zoning classification permits a number of uses that would deviate from the predominately single family character of this area. As has been the policy of the staff, we would applaud the residents of the area for their efforts in organizing to achieve a common goal. It should also be pointed out that we have received a letter of opposition from E.H. Zimmerman, which has been attaced for your analysis.

#### Recommendation: Approval

- 1) Approval would be consistent with the tenets of preservation of property values and residential integrity.
- 2) Approval would be consistent with the existing character of the area in terms of structures and usage.

June 15, 1988

President of the Common Council City of Fort Wayne, Indiana

Gentlemen and Mrs. Bradbury:

Attached herewith are authenticated copies of the Board of Public Safety Regulatory Resolution Numbers:

53/88/E, 54/88/E, 55/88/E, 56/88/E, 57/88/E

For the purpose of enforcement, please make this communication and the attached Regulatory Resolution(s) a matter of record and incorporate them into the minutes of the next Common Council meeting.

Respectfully submitted,

, Chairman Board of Public Safety

#### RETURN CERTIFICATE

(Regulatory Resolution No.

53/88/E

54/88/E

55/88/E

56/88/E 57/88/E

I hereby certify that I did this 15th day of June, 1988 deliver to each, the City Traffic Engineer, the Chief of Police, the City Attorney, the City Clerk and the President of the Common Council of the City of Fort Wayne, Indiana respectively, a copy of the within Regulatory Resolution Nos. 53/88/E, 54/88/E, 55/88/E, 56/88/E, 57/88/E of the Board of Public Safety of the City of Fort Wayne, duly certified by me as Chairman of said Board, in accordance with the provisions of Section 17-4 of Chapter 17, of the Code of the City of Fort Wayne, Indiana 1986.

CHAIRMAN, BOARD OF PUBLIC SAFETY

## REGULATORY RESOLUTION NO. 53/88/E

(Adopted June 15, 1988)

WHEREAS, Section 17-31 of s	aid chapter delegates
to this Board authority to	
NO PARKING	(EMERGENCY)
DELETE:	
NO PARKING	(EMERGENCY)
	and,
WHEREAS, the City Traffic Engineer	has, by written memo-
randum datedJune submitted to this Board his advice regulation hereinafter adopted, which is on file in the office of this Board	ch written memorandum
NOW THEREFORE, BE IT RESOLVE PUBLIC SAFETY OF THE CITY OF FORT W	ED BY THE BOARD OF AYNE, INDIANA
That, pursuant to the authori Board by Section <u>17-31</u> of Chapte the City of Fort Wayne, Indiana or ordered, effective	er 17 of the Code of
June 15 , 19 88 erected pursuant hereto giving noti	_, and when signs are ice thereof, that the
NO PARKING	. / EMEDCENOVA
	from Birchwood Avenue to Edsall Avenue
DELETE:	
NO PARKING	(EMERGENCY)
Reynolds Streetnorth side	from Birchwood Avenue to 220' east

# REGULATORY RESOLUTION NO. 54/88/E

(Adopted June 15, 1988)

January and,
WHEREAS, Section 17-31 of said chapter delegates
to this Board authority to
Renew & Extend
IMPAIRED MOBILITY PARKING (RESIDENTIAL) (EMERGENCY)
and,
WHEREAS, the City Traffic Engineer has, by written memo-
randum dated June 13, 19 88, submitted to this Board his advice with regard to the regulation hereinafter adopted, which written memorandum is on file in the office of this Board:
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA
That, pursuant to the authority delegated to this Board by Section 17-31 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986, it is hereby ordered, effective
June
IMPAIRED MOBILITY PARKING (RESIDENTIAL) (EMERGENCY)
727 Growth Avenuewest side from 240' north of Morrison Avenue to 20' north thereof

## REGULATORY RESOLUTION NO. 55/88/E

(Adopted June 15, 1988)

its delegated authority thereunder; and,
WHEREAS, Section 17-31 of said chapter delegates
to this Board authority to
Renew & Extend
IMPAIRED MOBILITY PARKING (RESIDENTIAL) (EMERGENCY)
and,
WHEREAS, the City Traffic Engineer has, by written memo-
randum dated <u>June</u> <u>13</u> , 19 <u>88</u> , submitted to this Board his advice with regard to the regulation hereinafter adopted, which written memorandum is on file in the office of this Board:
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA
That, pursuant to the authority delegated to this Board by Section 17-31 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986, it is hereby ordered, effective
June 15, 19 88, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:
IMPAIRED MOBILITY PARKING (RESIDENTIAL) (EMERGENCY)
723 Walnut Streetsouth side from 220' east of Fox Avenue to 20' east thereof

# REGULATORY RESOLUTION NO. 56/88/E

(Adopted June 15, 1988)

	of one of the contract is	,
WHEREAS, Section	<u>17-31</u> of said	chapter delegates
to this Board authority	y to	
Renew & Extend		
STOP INTERSECTION		(EMERGENCY)
		(HIIIINOHNOI)
		and,
WHEREAS, the City Traf:	fic Engineer has	hy written memo-
randum dated <u>June</u> submitted to this Boar	rd his adviso w	13 , 19 <u>88</u> ,
regulation hereinafter	adopted, which	written memorandum
is on file in the office	ce of this Board	•
NOW THEREFORE, B	E IT RESOLVED	BY THE BOARD OF
PUBLIC SAFETY OF THE CO	TY OF FORT WAYN	E, INDIANA
That, pursuant to	the authority	delegated to this
board by Section 17-3	31 of Chapter	17 of the Code of
the City of Fort Wayn ordered, effective	e, Indiana of 1	986, it is hereby
June erected pursuant herete	15 , 19 <u>88</u> , a	and when signs are
FOLLOWING IS ESTABLISHE	ED:	chereor, that the
		•
STOP INTERSECTION		(EMERGENCY)
Leora Street	stop	for High Street
Leora Street	stop	for Sinclair Street

## REGULATORY RESOLUTION NO. 57/88/E

(Adopted June 15, 1988)

WHEREAS, Section 17-31 of said chapter delegates
to this Board authority to
Renew & Extend
30 MINUTE PARKING 8 A.M 6 P.M. (EMERGENCY)
and,
WHEREAS, the City Traffic Engineer has, by written memo-
randum dated June 13, 19 88, submitted to this Board his advice with regard to the regulation hereinafter adopted, which written memorandum is on file in the office of this Board:
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA
That, pursuant to the authority delegated to this Board by Section 17-31 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986, it is hereby ordered, effective
June 15, 19 88, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:
30 MINUTE PARKING 8 A.M 6 P.M. (EMERGENCY)
Rivermet Avenuesouth side from Oneida Street to 47' east thereof
Oneida Streeteast side from Rivermet Avenue to 120' south thereof

June 22, 1988

President of the Common Council City of Fort Wayne, Indiana

Gentlemen and Mrs. Bradbury:

Attached herewith are authenticated copies of the Board of Public Safety Regulatory Resolution Numbers:

58/88/E, 59/88/D

For the purpose of enforcement, please make this communication and the attached Regulatory Resolution(s) a matter of record and incorporate them into the minutes of the next Common Council meeting.

Respectfully submitted,

, Chairman

Board of Public Safety

#### RETURN CERTIFICATE

(Regulatory Resolution No. 58/88/E 59/88/D

I hereby certify that I did this 22nd day of June, 1988 deliver to each, the City Traffic Engineer, the Chief of Police, the City Attorney, the City Clerk and the President of the Common Council of the City of Fort Wayne, Indiana respectively, a copy of the Within Regulatory Resolution Nos. 58/88/E, 59/88/D of the Board of Public Safety of the City of Fort Wayne, duly certified by me as Chairman of said Board, in accordance with the provisions of Section 17-4 of Chapter 17, of the Code of the City of Fort Wayne, Indiana 1986.

CHAIRMAN, BOARD OF PUBLIC SAFETY

# REGULATORY RESOLUTION NO. 58/88/E

(Adopted June 22, 1988)

its delegated authority thereunder; and,
WHEREAS, Section 17-31 of said chapter delegates
to this Board authority to
STOP INTERSECTION (EMERGENCY)
and,
WHEREAS, the City Traffic Engineer has, by written memo-
randum dated June 14, 19 88, submitted to this Board his advice with regard to the regulation hereinafter adopted, which written memorandum is on file in the office of this Board:
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA
That, pursuant to the authority delegated to this Board by Section 17-31 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986, it is hereby ordered, effective
June 22, 19 88, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:
STOP INTERSECTION (EMERGENCY)
Knollridge Drivestop for Morningknoll Drive (southbound only)

## REGULATORY RESOLUTION NO. 59/88/D

(Adopted June 22, 1988)

its delegated authority thereunder; and,
WHEREAS, Section 17-31 of said chapter delegates
to this Board authority to
PREFERENTIAL INTERSECTION (DELEGATED)
and,
WHEREAS, the City Traffic Engineer has, by written memo-
randum dated June 14, 19 88, submitted to this Board his advice with regard to the regulation hereinafter adopted, which written memorandum is on file in the office of this Board:
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA
That, pursuant to the authority delegated to this Board by Section 17-31 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986, it is hereby ordered, effective
June 22, 19 88, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:
PREFERENTIAL INTERSECTION (DELEGATED)
Knollridge Drivepreferential at Ordway Drive (eastbound only)